

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT FEES
EFFECTIVE JULY 1, 2006
CUMULATIVE EXAMPLE

		Application Fee	4% Permit Tracking Fee PTRACPLN	10% General Plan Update GPUPDATE	10% Advance Planning Special Project PLANAP	7.5% Engineering Dev Review Services Fee ENGDEV	Account Code	Total Fee
1	ZONING APPROVALS							
A	Architecture and Site Applications							
1	Development Review Committee (DRC) Approval							
	a. New Single family detached (HR & RC zone)	\$4,765.00	\$190.60	N/A	\$476.50	\$357.38	PLANA&S1	\$5,789.48
	b. New single family detached (HR & RC zones) per unit, as part of a Planned Development	\$3,575.00	\$143.00	N/A	\$357.50	\$268.13	PLANA&S1	\$4,343.63
	c. New single family or two family units	\$3,378.00	\$135.12	N/A	\$337.80	\$253.35	PLANA&S2	\$4,104.27
	d. New single family or two family (any other zone) per unit, as part of a Planned Development	\$2,534.00	\$101.36	N/A	\$253.40	\$190.05	PLANA&S2	\$3,078.81
	e. Minor projects (a development proposal that does not significantly change the size, mass, appearance or neighborhood impact of a structure, property or parking lot)	\$1,285.00	\$51.40	N/A	\$128.50	\$96.38	PLANA&S7	\$1,561.28
2	Planning Commission Approval							
	a. Supplemental fee for DRC applications as determined in Section 1.A.(1) or minor residential development applications that require Planning Commission approval	\$1,862.00	\$74.48	N/A	\$186.20	\$139.65	PLANA&S8	\$2,262.33
	b. New two family unit	\$3,378.00	\$135.12	N/A	\$337.80	\$253.35	PLANA&S2	\$4,104.27
	c. New nonresidential	\$5,253.00	\$210.12	N/A	\$525.30	\$393.98	PLANA&S3	\$6,382.40
	d. New multiple family	\$4,778.00	\$191.12	N/A	\$477.80	\$358.35	PLANA&S4	\$5,805.27
	e. Demolition request with a Planned Development Application	\$1,285.00	\$51.40	N/A	\$128.50	\$96.38	PLANA&S7	\$1,561.28
	f. All other	\$3,148.00	\$125.92	N/A	\$314.80	\$236.10	PLANA&S5	\$3,824.82
B	Conditional Use Permits							
1	Conditional Use Permit	\$3,641.00	\$145.64	N/A	\$364.10	\$273.08	PLANCUP1	\$4,423.82
2	Conditional Use Permit (when consolidated with another application for new development)	\$604.00	\$24.16	N/A	\$60.40	\$45.30	PLANCUP2	\$733.86
3	Conditional Use Permit for Restaurant *							
	Minor Restaurant (DRC Approval)	\$2,217.00	\$88.68	N/A	\$221.70	\$166.28	PLANCUP3	\$2,693.66
	Major Restaurant (PC Approval)	\$3,641.00	\$145.64	N/A	\$364.10	\$273.08	PLANCUP4	\$4,423.82
4	Applications that require TC Approval (this fee supplements the above established fees)	\$1,862.00	\$74.48	N/A	\$186.20	\$139.65	PLANCUP5	\$2,262.33
	a. Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	CDTRANS	Varies
C	Variance	\$2,678.00	\$107.12	N/A	\$267.80	\$200.85	PLANVARI	\$3,253.77

		Application Fee	4% Permit Tracking Fee PTRACPLN	10% General Plan Update GPUPDATE	10% Advance Planning Special Project PLANAP	7.5% Engineering Dev Review Services Fee ENGDEV	Account Code	Total Fee
D	Rezoning (other than Planned Development)							
1	Without General Plan or Specific Plan Amendment	\$3,908.00	\$156.32	\$390.80	\$390.80	\$293.10	PLANZON1	\$5,139.02
2	With General Plan or Specific Plan Amendment	\$5,985.00	\$239.40	\$598.50	\$598.50	\$448.88	PLANZON2	\$7,870.28
3	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	CDTRANS	Varies
E	Planned Development							
1	Without General Plan or Specific Plan Amendment	\$16,496.00	\$659.84	\$1,649.60	\$1,649.60	\$1,237.20	PLANPD1	\$21,692.24
2	Without General Plan or specific Plan Amendment (HR or RC Underlying Zone)	\$21,714.00	\$868.56	\$2,171.40	\$2,171.40	\$1,628.55	PLANPD2	\$28,553.91
3	With General Plan or Specific Plan Amendment	\$19,515.00	\$780.60	\$1,951.50	\$1,951.50	\$1,463.63	PLANPD3	\$25,662.23
4	With General Plan or Specific Plan Amendment (HR or RC Underlying Zone)	\$24,728.00	\$989.12	\$2,472.80	\$2,472.80	\$1,854.60	PLANPD4	\$32,517.32
5	Town Council Modification to a Planned Development	75% of Current Fee	Varies	Varies	Varies	Varies	PLANPD5	Varies
6	DRC Modification to a Planned Development Zone	\$6,535.00	\$261.40	\$653.50	\$653.50	\$490.13	PLANPD5	\$8,593.53
7	Publication costs for the Planned Development Ordinance shall be paid by the applicant.							
8	Transcription Fee of PC Minutes	Actual Cost (\$500 min)	N/A	N/A	N/A	N/A	CDTRANS	Varies
F	Minor Residential Development	\$1,285.00	\$51.40	N/A	\$128.50	N/A	PLANMRD	\$1,464.90
G	Agricultural Preserve Withdrawal	\$2,429.00	\$97.16	N/A	\$242.90	N/A	PLANAPW	\$2,769.06
H	Planning Division Certificates of Use and Occupancy							
1	Change of Use	\$197.00	\$7.88	N/A	\$19.70	N/A	PLANCUO	\$224.58
2	Change of occupancy (excluding change of proprietor of a continuing business enterprise)	\$97.00	\$3.88	N/A	\$9.70	N/A	PLANCUO	\$110.58
3	Use/occupancy clearance if Conditional use permit is required or occupancy of a new secondary dwelling unit	No fee	No fee	No fee	No fee	N/A	No fee	No fee
I	Hazardous Materials Storage Facility Application	\$1,070.00	\$42.80	N/A	\$107.00	N/A	PLANHAZ	\$1,219.80
J	Home Occupation Permit	\$122.00	\$4.88	N/A	N/A	N/A	PLANHOME	\$126.88
K	Sign Application							
1	New Permanent Sign	\$267.00	\$10.68	N/A	\$26.70	N/A	PLANSNGN1	\$304.38
2	Temporary Nonresidential	\$56.00	\$2.24	N/A	\$5.60	N/A	PLANSNGN2	\$63.84
3	Change of Face Only	\$110.00	\$4.40	N/A	\$11.00	N/A	PLANSNGN3	\$125.40
4	Sign Program	\$1,268.00	\$50.72	N/A	\$126.80	N/A	PLANSNGN4	\$1,445.52
L	Secondary Dwelling Units							
1	New or existing unit	\$816.00	\$32.64	N/A	\$81.60	N/A	PLANSEC	\$930.24
2	Two existing units	\$1,132.00	\$45.28	N/A	\$113.20	N/A	PLANSEC	\$1,290.48
M	Mobile home Park Conversion Permit	Actual Cost (\$5,000 min)	Varies	Varies	Varies	N/A	PLANMOB	Varies

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N	Town Code Amendments	Actual Cost (\$2,000 min)	N/A	N/A	N/A	N/A	N/A	Varies
O	Administrative Land Use Permit							
	Minor telecommunications facility (i.e. microcell, 8021 lb or equivalent)	\$107.00	\$4.28	N/A	\$10.70	N/A	PLMINTEL	\$121.98
	Major telecommunications facility which do not require a Conditional Use Permit	\$1,291.00	\$51.64	N/A	\$129.10	N/A	PLMAJTEL	\$1,471.74
2	SUBDIVISIONS							
A	Lot Line Adjustment (DRC Approval)	\$1,220.00	\$48.80	N/A	\$122.00	\$91.50	PLANSUB1	\$1,482.30
B	4 Lots or Less	\$5,096.00	\$203.84	\$509.60	\$509.60	\$382.20	PLANSUB2	\$6,701.24
C	5 Lots or More	\$8,081.00	\$323.24	\$808.10	\$808.10	\$606.08	PLANSUB3	\$10,626.52
D	Vesting Tentative Map	Fee to be based on the number of lots under 2B or 2C	Varies	Varies	Varies	Varies	PLANSUB4	Varies
E	Lot Merger and Reversion to Acreage (DRC Approval)	\$603.00	\$24.12	N/A	\$60.30	\$45.23	PLANSUB5	\$732.65
F	Condominium	\$4,268.00	\$170.72	\$426.80	\$426.80	\$320.10	PLANSUB6	\$5,612.42
G	Certificate of Compliance (DRC Approval)	\$2,445.00	\$97.80	N/A	\$244.50	\$183.38	PLANSUB7	\$2,970.68
H	DRC applications that requires Planning Commission approval (this fee supplements the above established fees)	\$1,862.00	\$74.48	N/A	\$186.20	\$139.65	PLANSUB8	\$2,262.33
3	MISCELLANEOUS APPLICATION FEES							
A	Time Extensions To Approved Applications	50% of Current Fee	Varies	Varies	Varies	Varies	PLANTIME	Varies
B	Modification of Approved Application	75% of Current Fee	Varies	N/A	Varies	Varies	PLANMOD	Varies
C	Conceptual Development Advisory Committee Review	\$1,445.00	\$57.80	N/A	\$144.50	N/A	PLANCDA	\$1,647.30
D	Push Cart Permit	\$282.00	\$11.28	N/A	\$28.20	N/A	PLANPUSH	\$321.48
E	Auto Dealer Events							
1	Small promotional events	\$53.00	\$2.12	N/A	\$5.30	N/A	AUTODLR1	\$60.42
2	Large promotional events	\$265.00	\$10.60	N/A	\$26.50	N/A	AUTODLR2	\$302.10
4	ENVIRONMENTAL ASSESSMENT FEES							
A	Categorical Exemption	No Fee	N/A	N/A	N/A	N/A	PLANENV1	No Fee
B	Initial Study (Deposit)**	\$3000 Minimum	N/A	N/A	N/A	N/A	ENVIRON	\$3000 Minimum
C	Negative Declaration	\$1,596.00	N/A	N/A	N/A	N/A	PLANENV2	\$1,596.00
D	Environmental Impact Report	Consultant's Fee	N/A	N/A	N/A	N/A	ENVIRON	Varies
E	Draft EIR Review Fee	\$8,835.00 Plus 10% EIR Cost	N/A	N/A	N/A	N/A	PLANENV4	Varies
F	Impact Monitoring Program (AB3180)	Actual Cost on an hourly basis plus cost of Consultant (if necessary)	N/A	N/A	N/A	N/A	PLANENV5	Varies

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5	OTHER							
A	Pre-application Conference Fee	Actual Cost	Varies	Varies	Varies	N/A	PLPREAPP	Varies
B	Fence Height Exceptions	\$159.00	N/A	N/A	N/A	N/A	PLNFENCE	\$159.00
C	Request For Service Not Covered By Any Other Fee	Actual Cost	Varies	Varies	Varies	N/A	PLANSRVC	Varies
D	Peer/Technical Review	\$1,500 deposit plus 10% of actual cost for administrative charge	N/A	N/A	N/A	N/A	PEERREV	Varies
E	Fees for Additional Tech Review and/or DRC Review	Actual Cost	N/A	N/A	N/A	N/A	PLANDRC	Varies
F	Microfilming Files	Actual Cost	N/A	N/A	N/A	N/A	MICROPLN	Varies
G	Building Permit Plan Check Fee	20% of Building Fee	N/A	N/A	N/A	N/A	PCHKPLAN	Varies
H	Surcharges							
1	Permit Tracking Maintenance and Update Surcharge	4% of Development Application Fee (\$1.00 minimum)	N/A	N/A	N/A	N/A	PTRACPLN	Varies
2	General Plan Update Surcharge	.5% of Bldg. Valuation for new construction and additions or 10% of zone change and subdivision fee		N/A	N/A	N/A	GPUPDATE	Varies
3	Route 85 Study Plan Surcharge ***	10% of Development Application Fee for property in Route 85 Study Plan Area		N/A	N/A	N/A	RT85STUD	Varies
4	Advanced Planning Projects	10% of Development Application Fee	N/A	N/A	N/A	N/A	PLANAP	Varies
5	North 40 Study Plan Surcharge	Actual Cost on proportionate basis	N/A	N/A	N/A	N/A	PLANN40	Varies
I	Applications for Work Unlawfully Completed	Double Current Application Fee	N/A	N/A	N/A	N/A	PLANUNLA	Varies
J	Consultation	Actual Cost on an hourly basis	N/A	N/A	N/A	N/A	PLANCONS	Varies
K	Appeals							
1	Fee to Appeal Planning Commission Decision to Town Council	\$277 per residential \$1,111 per commercial, multi-family or tentative Map Appeal	N/A	N/A	N/A	N/A	PLANAPEL	Varies
2	Fee to remand applications from Town Council to Planning Commission where no error was made by Planning Commission	50% of original application fee(s)	N/A	N/A	N/A	N/A		Varies
3	Fee to Appeal Director of Community Development or Development Review Committee decision to Planning Commission	\$139 per residential \$556 per commercial	N/A	N/A	N/A	N/A	PLANAPEL	Varies
4	Tree Appeals	\$56.00	N/A	N/A	N/A	N/A	TREAPEAL	\$56.00

		Application Fee	4% Permit Tracking Fee PTRACPLN	10% General Plan Update GPUPDATE	10% Advance Planning Special Project PLANAP	7.5% Engineering Dev Review Services Fee ENGDEV	Account Code	Total Fee
5	Appeal Transcription fee of Planning Commission minutes	Actual Cost - minimum \$500 deposit	N/A	N/A	N/A	N/A	PLANAPEL	Varies

		Application Fee	4% Permit Tracking Fee PTRACPLN	10% General Plan Update GPUPDATE	10% Advance Planning Special Project PLANAP	7.5% Engineering Dev Review Services Fee ENGDEV	Account Code	Total Fee
L.	Research Services Minimum Charge	Actual Cost - minimum \$100 deposit	N/A	N/A	N/A	N/A	RESEARCH	Varies
M	Zoning Research							
1	Basic zoning letter	\$159.00	N/A	N/A	N/A	N/A	RESEARCH	\$159.00
2	Legal non-conforming verification	\$371.00	N/A	N/A	N/A	N/A	RESEARCH	\$371.00
3	Reconstruction of legal non-conforming structures (Burndown Letter)	\$159.00	N/A	N/A	N/A	N/A	RESEARCH	\$159.00

**The \$3000 deposit is a deposit only. The specific cost of the Initial Study and any required special studies shall be borne by the applicant. The deposit shall be increased before the Town will authorize work exceeding the amount on deposit.

*** Not charged to the following application 1H, 1J, 1K, 3C, 3D and 3E